

Article

Zoning Bylaw – Accessory Apartments (Two-thirds vote)

Ray Yacouby moves that the Town
adopt the zoning bylaw amendments
as set forth in the Article.



This article amends the existing rules for accessory apartments:

- Allows accessory apartments in newly constructed detached buildings.

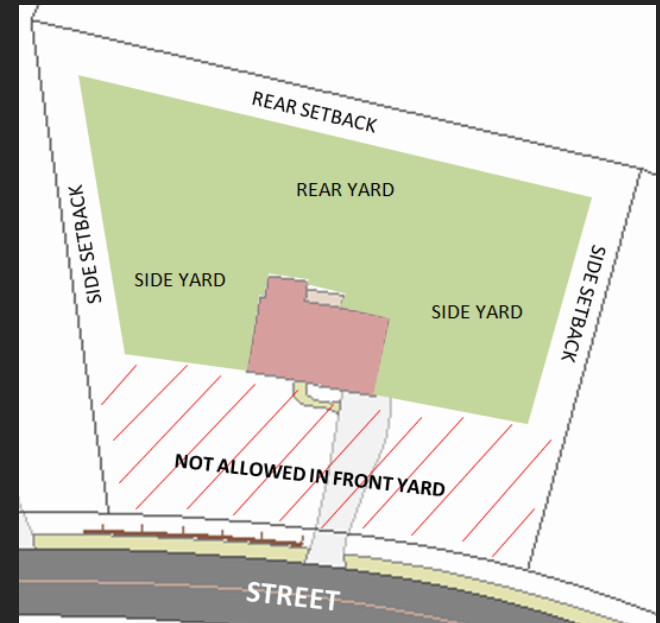


Responds to needs identified in the Acton Housing Production Plan:

- Expands diversity of housing stock, especially for singles and small households
- Provides flexibility to accommodate family members, aging or otherwise
- Creates opportunities for rental income for senior residents to cover costs of living



- Must be built on a permanent foundation
- No more than one accessory apartment per lot
- Owner must reside on the property
- 2-bedroom limit and 500sf limit for new constructed detached accessory apartments
- Accessory Apartment must be a rental unit
- Must be located on the side or rear yard



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What would change?

Existing Zoning	Proposed Zoning
<ul style="list-style-type: none">Allows an accessory apartment in a detached garage, carriage house, or barn if it was built prior to 2010.	<ul style="list-style-type: none">Allows, in addition, new construction of a detached accessory apartment; its size cannot exceed 500 square feet.



What stays the same?

- There shall be no more than one accessory apartment on a lot
- Owner must reside on the property
- Accessory Apartment must be a rental unit
- Apartment cannot be sold or transferred to separate ownership
- Minimum 1 parking space
- No more than one driveway



Example of attached vs. detached accessory apartments

